

169.0

0003

0008.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
720,200 / 720,200  
720,200 / 720,200  
720,200 / 720,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		WACHUSETT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MUELLER BRANDAN	
Owner 2: MUELLER MARIE	
Owner 3:	
Street 1: 77 WACHUSETT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MENA DEMETRIOS & NANCY KAYLOR -	
Owner 2: -	
Street 1: 77 WACHUSETT AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1904 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
6087	Sq. Ft.
Site	
0	70.
0.997	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6087.000	297,700	700	421,800	720,200		111854
							GIS Ref
							GIS Ref
							Insp Date
							09/11/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 169.0-0003-0008.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	297,700	700	6,087.	421,800	720,200		Year end	12/23/2021	
2021	101	FV	287,700	700	6,087.	421,800	710,200		Year End Roll	12/10/2020	
2020	101	FV	287,700	700	6,087.	421,800	710,200		710,200 Year End Roll	12/18/2019	
2019	101	FV	236,200	700	6,087.	421,800	658,700	658,700	Year End Roll	1/3/2019	
2018	101	FV	236,200	500	6,087.	355,500	592,200	592,200	Year End Roll	12/20/2017	
2017	101	FV	236,200	500	6,087.	325,400	562,100	562,100	Year End Roll	1/3/2017	
2016	101	FV	236,200	500	6,087.	277,200	513,900	513,900	Year End	1/4/2016	
2015	101	FV	221,600	500	6,087.	241,000	463,100	463,100	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
MENA DEMETRIOS	70869-553		4/13/2018		760,000	No	No						
BITTELARI ROBER	54887-68		6/25/2010		481,500	No	No						
BAHN SHARYN	28849-84		7/17/1998		265,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
6/18/2019	883	Redo Bas	10,000	C					4/9/2019	SQ Returned	JO	Jenny O		
4/10/2006	254	Manual	5,000					replace kitchen ca	9/11/2018	Inspected	CC	Chris C		
9/21/2004	898	Re-Roof	4,300						6/14/2018	MEAS&NOTICE	BS	Barbara S		
7/15/1998	476	Redo Bas	5,000					FINISH BASEMENT	12/8/2008	Measured	294	PATRIOT		
									12/28/1999	Mailer Sent				
									12/13/1999	Measured	243	PATRIOT		
									6/28/1999		PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>	
Type:	5 - Cape	Full Bath:	1	Rating:	Good		
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:		30	
(Liv) Units:	1	Total:	1	3/4 Bath:		2	
Foundation:	1 - Concrete	A 3QBth:		Rating:		4	
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Good	9	
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:		WDK (36)	
Sec Wall:		OthrFix:		Rating:		16	
Roof Struct:	1 - Gable	Kits:	1	Rating:	Good	27	
Roof Cover:	1 - Asphalt Shgl	A Kits:		Rating:		TQS FFL BMT (810)	
Color:	BLUE	Fpl:	2	Rating:	Good	30	
View / Desir:		WSFlue:		Rating:		4	
<b>GENERAL INFORMATION</b>		<b>CONDOS INFORMATION</b>		<b>REMODELING</b>		<b>RES BREAKDOWN</b>	
Grade: C - Average		Location:		Exterior:		No Unit RMS BRS FL	
Year Blt: 1955	Eff Yr Blt:	Total Units:		Interior:	1	5	2
Alt LUC:	Alt %:	Floor:		Additions:			
Jurisdict: G11	Fact: .	% Own:		Kitchen:			
Const Mod:		Name:		Baths:			
Lump Sum Adj:				Plumbing:			
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>		Electric:			
Avg Ht/FL: STD		Phys Cond:	GD - Good	Heating:			
Prim Int Wal:	2 - Plaster	Functional:		General:			
Sec Int Wall:		Economic:					
Partition:	T - Typical	Special:					
Prim Floors:	3 - Hardwood	Override:					
		Total:	18.6 %				
				<b>SUB AREA</b>		<b>SUB AREA DETAIL</b>	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:		%	
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:		%	
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:

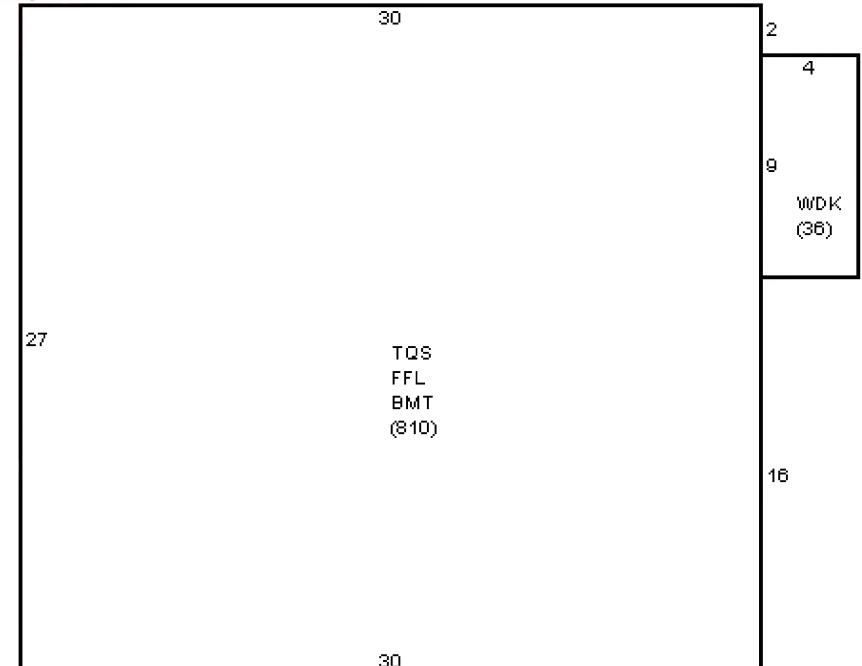
## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	G	AV	1960	4.49	T	40.8	101			700			700

**PARCEL ID** 169.0-0003-0008

ct Juris. Value  
700

SKETCH



SUB AREA DETAIL

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	810	76.620	62,061	BMT	100	GFB	60	G	
FFL	First Floor	810	148.490	120,273						
TQS	3/4 Story	608	148.490	90,205						
WDK	Deck	36	16.000	576						
Net Sketched Area:		2,264	Total:		273,115					
Size Ad	1417.5	Gross Area	2466	FinArea	1904					

IMAGE

**AssessPro** Patriot Properties, Inc.

